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5701 05/30 99.14- CHECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,382.75

Paul A. Talley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF May 19 79

Rea Sharber
Notary Public

MY COMMISSION EXPIRES: 1-26-82

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul A. Talley et ux (NAME)	Marsh Mortgage Company (NAME)	MAP 59-06
721 Troy Drive (STREET ADDRESS OR ROUTE NUMBER)	2448 Park Road, Box 4329 (STREET ADDRESS)	PARCEL 36
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	Charlotte, N.C. 28204 (CITY) (STATE) (ZIP)	TAX KEY#13DA35910

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Marvin Stewart and Barbara J. Larkin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul A. Talley et ux Shirley B. Talley

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 38 on the Plan of Ewing Valley, Section 1, as of record in Book 4300, Page 167, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Marin Stewart and Barbara J. Larkin by deed of record in Book 4655, Page 400, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 4655, Page 402, Register's Office for Davidson County, Tennessee, payable to Marsh Mortgage Company.

THE existing escrow account is hereby transferred with this conveyance to the Grantees herein.

THIS conveyance is subject to restrictions of record in Book 4601, Page 374, Register's Office for Davidson County, Tennessee, and any existing easements of record.

This is unimproved ( ) improved (X) property, known as 721 Troy Drive, Nashville, TN 37207
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 18th day of May, 19 79

MARVIN STEWART: Marvin Stewart By Barbara J. Larkin

BARBARA J. LARKIN: Barbara J. Larkin att. in fact

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara J. Larkin

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of May 19 79

NOTARY PUBLIC AT LARGE STATE OF TENN.

Commission expires 1-31-81

Notary Public

STATE OF TENNESSEE }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Marvin Stewart and

Barbara J. Larkin

TO

Paul A. Talley et ux

Shirley B. Talley

F. 3. 1. 6. 2. 0.

IDENTIF. REFERENCE

MAY 30 8 46 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 18th day of May, 1979, before me personally appeared Barbara J. Larkin to me known to be the person who executed the foregoing instrument in behalf of Marvin Stewart and acknowledged that she executed the same as the free act and deed of said Marvin Stewart.

Notary Public

My Commission Expires: 1-31-81

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			36382.75- CO	
			54.64 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK 99.14-	
5701	A	05/30/79	BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 3. 1. 6. 2. 0.

IDENTIF. REFERENCE

MAY 30 8 46 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 686739